

The injustice within Title 11 stems from an 11th hour decision made during the 103rd Congress, which placed an arbitrary \$4 million ceiling on the single asset provisions of the bankruptcy reform bill. The effect has been to render investors helpless in foreclosures on single assets valued over \$4 million.

To rectify this problem, my bill eliminates the \$4 million ceiling, thereby allowing creditors the ability to recover their losses. Under the current law, Chapter 11 of the Bankruptcy Code becomes a legal shield for the debtor. Upon the investor's filing to foreclose, the debtor preemptively files for Chapter 11 protection which postpones foreclosure indefinitely.

While in Chapter 11, the debtor continues to collect the rents on the commercial asset. However, the commercial property is typically left to deteriorate and the property taxes go unpaid. When the investor finally recovers the property through the delayed foreclosure, they owe an enormous amount in back taxes, they receive a commercial property left in deterioration which has a lower rent value and resale value, and meanwhile, the rent for all the months or years they were trying to retain the property went to an uncollectible debtor.

My bill does not leave the debtor without protection. First, the investor brings a foreclosure against a debtor only as a last resort. This usually comes after all other efforts to reconcile delinquent mortgage payments have failed. Second, the debtor has up to ninety days to reorganize under Chapter 11. It should be noted, however, that single asset reorganizations are typically a false hope since the owner of a single asset does not have other properties from which he can recapitalize his business.

Finally, Mr. Speaker, my bill helps all American families by making their investments more secure and more valuable. The hard-working American families who depend on their life insurance policies and who have paid for years into their pensions will save millions in reduced costs. My bill protects the "little guy" from being plagued with years of litigation while a few unscrupulous commercial property owners continue to collect the rent to line their own pockets.

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TRIBUTE TO MARGARET  
WENTWORTH OWINGS

**HON. SAM FARR**

OF CALIFORNIA

IN THE HOUSE OF REPRESENTATIVES

*Monday, February 8, 1999*

Mr. FARR of California. Mr. Speaker, I rise to memorialize the passing of a friend, a poet, an artist, and a passionate environmentalist. Margaret Wentworth Owings passed away on January 20, 1999 at her cliffside home in Big Sur California high above her beloved Pacific Ocean.

Born in Berkeley, California in 1913, Margaret Wentworth graduated from Mills College and studied art at Harvard University. In 1953, she married architect Nathaniel Owings. By that time, she had pledged herself to the pres-

ervation of the natural endowments of Big Sur, a place she called "the most beautiful spot on the globe."

Margaret began her crusade for environmental protection over fifty years ago when she watched with binoculars as a rifleman killed a Stellar sea lion. She learned that hunters could earn a bounty for killing mountain lions and that sea otters were valued only for their pelts. Margaret co-founded the Friends of the Sea Otter in 1969 and the California Mountain Lion Preservation Foundation in 1987. Through determination, resourcefulness, and unstinting effort, Margaret brought us around to the undeniable conclusion that there is more to gain from saving wildlife than from destroying it. The Big Sur coastline would be a very different place were it not for Margaret's guardianship. She successfully opposed the proposal to straighten the Pacific Coast Highway and widen it to a four freeway. Margaret led efforts to pass Proposition 117 to ban sport hunting of the mountain lions and the setting aside of funds to purchase state parklands.

The appreciation of environmental organizations was expressed by the many awards she received, such as the National Audubon Society Medal and being included in its listing as one of the 100 most influential environmentalists of the century. She was given the Gold Medal Award of the United Nations Environment Program. The United States Department of the Interior conferred the Conservation Service award upon her. And the Sierra Club, in recognition of Margaret's lifelong dedication to the cause of conservation, made her an honorary board member.

Margaret is survived by her daughter, Wendy Millard Benjamin; her stepson Nathaniel Owings; her stepdaughters Natalie Owings Prael, Emily Owings Kapozi, and Jennifer Owings Dewey; her brother, William Wentworth; nine grandchildren and four great-grandchildren.

Margaret's advocacy was accomplished with grace, poise, style and spirit. Her memoir "A Voice From the Sea: Reflections on Wildlife and Wilderness" evokes, through her articulate and persuasive voice, the spirituality she found in her wild surroundings.

There is no conceivable measure for the contributions Margaret made; she has left a permanent legacy. Margaret Owings was our hero. She led us by her example, she taught us through her wisdom, she graced us with her vision, and we learned to treasure all that she valued so deeply.

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PAKA OUTREACH PROGRAM

**HON. ROBERT A. UNDERWOOD**

OF GUAM

IN THE HOUSE OF REPRESENTATIVES

*Monday, February 8, 1999*

Mr. UNDERWOOD. Mr. Speaker, last year supertyphoon Paka struck the island of Guam causing nearly \$400 million in damages and leaving more than 4,000 families homeless. The speed of this particular recovery is unprecedented in the annals of Guam's typhoon-

prone history. In situations such as this, however, the emotional needs of disaster victims and stress levels of workers tasked to restore normalcy are often overlooked as other necessities such as restoration of services, reconstruction of homes and businesses, and procurement of basic supplies receive much of the attention.

It is for this reason that the "Paka Outreach Program" was implemented. A Crisis Counseling Program established to bring attention and support for the emotional aspects of disaster recovery, the outreach program was authorized through a Memorandum of Understanding between the Child and Adolescent Services Division of the Department of Mental Health and Substance Abuse and the College of Agriculture and Life Sciences, Guam Cooperative Extension Program of the University of Guam. Deriving funds from a Regular Service Grant from the Federal Center for Mental Health Services, the program provided counseling as well as resource and service information about improvement of stress coping responses among disaster victims.

Teams of crisis counselors provided outreach services to people and organizations within the Guam Community. This multi-lingual and culturally diverse group visited homes, shelters, schools and Senior Citizen Centers. Since the inception of "Paka outreach," team members have assisted over 2,000 individuals with services such as crisis counseling consultation education and support groups.

One year has passed since Supertyphoon Paka. Debris has been collected, services have been restored, damages have been repaired, and the island of Guam is green and beautiful once again. Conditions have, more or less, returned to normal. As we recognize the countless men and women who have made possible the island's speedy and successful recovery, I would like to take this opportunity to make special note of the contributions of the Paka Outreach Program. On behalf of the people of Guam, I commend the members of this outstanding team and submit their names in special recognition of their outstanding public service.\*\*\*HD\*\*\*PAKA OUTREACH

Department of Mental Health and Substance Abuse.—John W. Leon Guerrero, Director; Aurora Cabanero, Deputy Director; Mariles Benavente, State Coordinator.

University of Guam—Dr. Jeff D.T. Barcinas, Dean/Dir., Coll. of Agriculture & Life Sciences; Victor T. Artero, Associate Dean, Guam Cooperative Extension; J. Peter Roberto, Principal Investigator, Paka Outreach.

Paka Outreach Staff—Sr. Stella Manglona, Project Coordinator; Venancia Colet, Mental Health Consultant; Ronnie Babin, Team Leader; Jeanie Perez, Team Leader; Joseph H. Salas, Team Leader; Jose Caluag, Eloisa A. Chan, Filomena Doone, Jenette Muhat, Karmelin Pachkoski, Marie Pereda, Felisa Quitugua, Marchelle Sablan, Misko Shuru, Dirk Taitano, Remedios Taitague, Simona Cushing Viloria.